

COMM 20 FT W AND 796.78 FT S  
OF NE COR OF NE1/4 OF SE1/4,  
RUN W 140 FT FOR POB, RUN S

BLACK WILLIAM L JR/BLACK KIM K  
376 SW BRODERICK DRIVE  
LAKE CITY, FL 32025

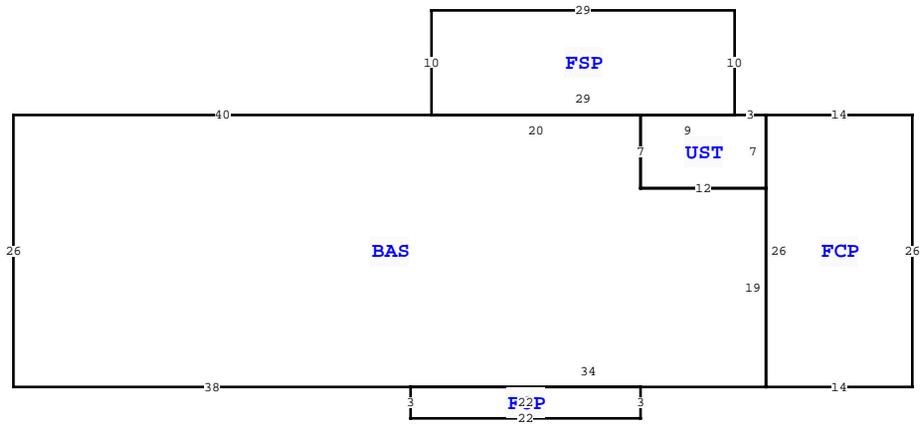
2026

35-4S-16-03281-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectural	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	35416.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,788	100	
FCP	364	25	
FOP	66	30	
FSP	290	40	
UST	84	45	
TOTALS	2,592		
			2,053
			201,584

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,053	114.8400	130.92	268,779	1976	2000		0	25.00	75.00		
1 SINGLE FAM 0% - 0 Heated Area: 1788 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			201,584
TOTAL MARKET OB/XF VALUE			3,940
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			217,524
SOH/AGL Deduction			0
ASSESSED VALUE			217,524
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			217,524
TOTAL JUST VALUE			217,524
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			208,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1242/0623	9/28/2012	WD	U	I	12	79,000
GRANTOR: RBC BANK/ PNC BANK						
GRANTEE: WILLIAM L JR & KIM						
1228/1616	10/19/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT (VENTU)						
GRANTEE: RBC BANK (USA)						

EXTRA FEATURES		227 SW LUNSFORD TER, LAKE CITY															
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	0	14	28	392.00	UT	7.50	7.50	100	0	0	3	100	2,940	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/15/2026	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W40 S26 E38 FOP= S3 E22N3 W22\$ E34 FCP= E14 N26 W14 S26\$ N19 UST= N7 W3 FSP= N10 W29 S10 E29\$ W9 S7 E12\$ W12 N7 W20\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.50	16,000.00	24,000.00	12,000							